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**City Council
Atlanta, Georgia**

**AN ORDINANCE
BY: ZONING COMMITTEE**

**Z-00-86
10-17-00**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at 800 West Marietta Street, N.W. and 719 Jefferson Street, N.W. be changed from the I-2 (Heavy Industrial) District, to the C-3-C (Commercial Residential-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 150 of the 17th District, Fulton County, Georgia, and Land Lot 112 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

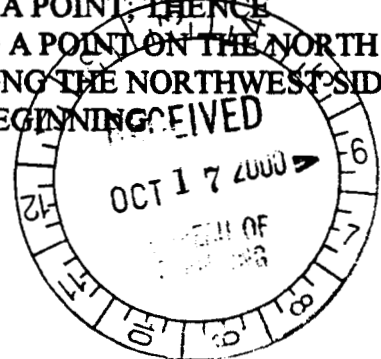
LEGAL DESCRIPTION OF PROPERTY

TRACT ONE: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 150 OF THE 17TH DISTRICT AND IN LAND LOT 112 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH SIDE OF WEST MARIETTA STREET WITH THE WESTERLY SIDE OF THE RIGHT OF WAY OF THE SOUTHERN RAILWAY/WESTERN AND ATLANTIC RAILROAD; RUNNING THENCE WEST ALONG THE SOUTH SIDE OF WEST MARIETTA STREET 288.07 FEET TO A POINT; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTH SIDE OF WEST MARIETTA STREET 253.41 FEET TO A POINT ON THE EAST RIGHT OF WAY OF OLD MARIETTA ROAD; THENCE SOUTHEAST 162.45 FEET TO A POINT; THENCE SOUTHEAST 50 FEET TO A POINT; THENCE CONTINUING SOUTHEASTERLY 150 FEET TO A POINT; THENCE EAST 26.0 FEET TO A POINT; THENCE CONTINUING SOUTHEAST 253 FEET TO A POINT; THENCE SOUTHEAST 50 FEET TO A POINT; THENCE NORTHEAST 94 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SOUTHERN RAILWAY AND WESTERN AND ATLANTIC RAILROAD; THENCE NORTHWEST 136.90 FEET TO A POINT; THENCE WEST 15 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 15 FEET, MORE OR LESS, TO A POINT; THENCE NORTHWEST 20 FEET, MORE OR LESS, TO THE SOUTH SIDE OF WEST MARIETTA STREET AND THE POINT OF BEGINNING; ALSO,

TRACT TWO: ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 112 OF THE 14TH DISTRICT OF FULTON COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWEST SIDE OF JEFFERSON STREET WITH THE WESTERLY SIDE OF THE RIGHT OF WAY OF THE SOUTHERN RAILWAY/WESTERN AND ATLANTIC RAILROAD; RUNNING THENCE NORTHWEST ALONG SAID RAILROAD RIGHT OF WAY A DISTANCE OF 1,401 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF OLD MARIETTA ROAD; THENCE WESTERLY ALONG THE SOUTHERLY RIGHT OF WAY OF OLD MARIETTA ROAD A DISTANCE OF 300 FEET, MORE OR LESS, TO A POINT; THENCE SOUTH 553.32 FEET TO A POINT; THENCE EAST 176.99 FEET TO A POINT; THENCE SOUTHEAST 312.63 FEET TO A POINT; THENCE CONTINUING SOUTHEAST 134.08 FEET TO A POINT; THENCE SOUTHEAST 422.75 FEET TO A POINT; THENCE CONTINUING SOUTHEAST 310 FEET, MORE OR LESS, TO A POINT ON THE NORTH SIDE OF JEFFERSON STREET; THENCE NORTHEAST ALONG THE NORTHWEST SIDE OF JEFFERSON STREET 100.48 FEET TO THE POINT OF BEGINNING.



2-00-86
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